



Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 47
Comm #: 54639-9999-57-A
BRRTS #: 03-63-000368
Site Name: La Farge Coop Oil Co
Site Address: Main St, La Farge, 54639
Site Manager: Mae Willkom
Address: 1300 W Clairemont Ave
City, State Zip: Eau Claire, WI 54702-4001
Phone: 715-839-3748
e-mail: mae.willkom@wisconsin.gov
Bid Manager: Brian F. Taylor
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 266-0593
e-mail: Brian.Taylor@Wisconsin.Gov

Bid-Start Date:	January 22, 2007
Questions must be received by (See Section 2 (B)):	February 05, 2007 4:00 PM
Responses will be posted by (See Section 2 (B)):	February 23, 2007
Bid-End Date and Time:	March 09, 2007 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Quality Quick Print-Eau Claire, 1213 Menomonie St, Eau Claire, WI 54703
Phone: (715) 836-0049 Fax: (715) 836-7704

SECTION 2 – Site-Specific Bid Requirements

General Comments

Site was used as a gas station since approximately 1938. Three gasoline USTs and one diesel UST were removed in 1990 from two tank basins, and contamination confirmed in both areas.

Geology/Hydrogeology

Soils range from gravel to a clay, silt, sand mixture to all clay. Bedrock was encountered at 17 feet. Depth to groundwater is 4 to 6.5 feet, and groundwater flow is to the southwest.

Previous Investigation/Remediation

Approximately one foot of free product was initially present in one well (MW-3), and a product recovery system was installed, removing approximately 45 gallons of product. Extent of downgradient soil and groundwater contamination was determined using a test pit, temporary well, and soil gas survey. In early 1992, a limited excavation was conducted and a remedial system installed, consisting of a combination groundwater recovery well (sump) and horizontal SVE system installed in a gravel-filled trench. The system had limited operation due to numerous mechanical malfunctions and appearance of free product in the recovery sump. The three original monitoring wells were eventually lost or destroyed, and two replacement wells, together with two additional wells, were installed in 2001. In June, 2005, a second excavation removed 1,064.54 tons of soil in areas south and west of the building. Two monitoring wells in the area of excavation (MW-3R and MW-4) were abandoned, together with vapor monitoring probes and vertical risers associated with the vapor removal and groundwater extraction system, and the remediation building and equipment were removed by the responsible party. The gravel-filled trench and sump (RW-1) were retained for monitoring. Subsequent sampling in RW-1 and two remaining monitoring wells shows continued high concentrations of benzene and MTBE in the sump.

To reduce copy costs, WDNR has provided to the listed copy center only a portion of the most recent information materials. Additional and useful site information is contained in the case file at the regional office. Contact Mae Willkom to set up a time to be reserved for a file review.

Minimum Remedial Requirements

Remedial activities at this site will include installation of direct push borings for groundwater grab sampling, continued groundwater monitoring in site wells, and report preparation.

Any waste generated as a result of this phase of work shall be disposed of appropriately. Waste disposal costs for each activity must be included in the cost for each activity.

Advance two direct-push borings along the south property line and downgradient of RW-1 for the purpose of collecting groundwater grab samples. Depth to groundwater at RW-1 is approximately 4 to 5 feet below ground surface. Collect and analyze groundwater grab samples for PVOs and PAHs. No later than 30 days after receipt of the laboratory analytical reports for the direct-push groundwater grab sampling, submit a brief letter report to both the WDNR and Commerce, detailing groundwater sampling results.

Conduct two quarterly rounds of groundwater monitoring of all on-site wells and off-site well MW-5, and analyze for PVOCs and PAHs. If free product is observed, the product thickness should be measured and recorded, and the product collected, stored and disposed of appropriately. On page two of this bid provide contingency costs for an additional two quarterly rounds of groundwater monitoring and free product abatement, if site conditions warrant.

No later than 30 days after receipt of the laboratory analytical reports for the second round of groundwater monitoring, submit a brief letter report to both the WDNR and Commerce, detailing all site activities to date and groundwater sampling results, including but not limited to updated maps, summary groundwater result tables, narratives and other information not previously submitted.

Closure Considerations

The Co-op building represents a structural impediment, making complete investigation and/or remediation of the soil contamination impracticable. An asphalt cap has been installed by the responsible party as an engineered performance standard along the excavated portion of the site, as well as on the west side of the property, where previous soil sampling showed exceedances of direct-contact RCLs for PAHs. The former car wash area to the east of the building also forms a barrier that must be maintained to prevent direct contact and/or infiltration. A deed restriction will be required at closure for maintenance of the asphalt cap, concrete cap and building foundation, and for additional investigation and/or remediation of soil contamination, in the event the building and/or concrete cap are removed.

While this bid is not a bid to closure, there is a possibility of attaining closure during the work scope conducted under this bid. Contaminant and free product abatement trends should be reviewed during each reporting event. If closure is appropriate, a recommendation for closure should be provided in the report.

If WDNR agrees with this recommendation, a separate closure request (consistent with the requirements of ch. NR 726, Wis. Adm. Code) should be submitted. Consequently, bidders should include all closure-related costs (including final well abandonment costs) in their bid total. On page two of the bid response, provide a separate line item that provides the amount of the total bid cost that is associated with the closure-related costs.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:

- a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
- 6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
 - 7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: La Farge Coop Oil Co

COMMERCE #: 54639-9999-57

BRRTS #: 03-63-000368

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: La Farge Coop Oil Co

COMMERCE #: 54639-9999-57

BRRTS #: 03-63-000368

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	2 quarterly rounds of groundwater monitoring and free product abatement (if applicable)	\$	
2	Geoprobe investigation	\$	
3	Reporting	\$	
4	Closure (Report, Well and system abandonment; GIS; Cap Maintenance Plan)	\$	
5	PECFA Claim Preparation	\$	
6	Total Bid Amount	\$	
7	<u>Contingency Cost</u>		
8	2 additional quarterly rounds of groundwater monitoring and free product removal (if applicable)	\$	